035.0	0002	0034.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	712,600	/	712,600
USE VALUE:	712,600	/	712,600
ASSESSED:	712,600	/	712,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32	-34	HILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANFREDONIA GIULIO
Owner 2:	
Owner 3:	
Street 1:	32 HILTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MANFREDONIA GIULIO -
Owner 2:	MANFREDONIA FILOMENA -
Street 1:	22 LINDEN TERRACE
Twn/City:	WALTHAM
St/Prov:	MA Cntry:
Postal:	02452

NARRATIVE DESCRIPTION

This parcel contains .126 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1956, having primarily Wood Shingle Exterior and 1813 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5509.000	338,000		374,600	712,600
Total Card	0.126	338,000		374,600	712,600
Total Parcel	0.126	338,000		374,600	712,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.05 /Parcel: 393.05

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24333
GIS Ref
GIS Ref
Insp Date 11/01/18

!2872!

PREVIOUS ASSESSMENT

Parcel ID 035.0-0002-0034.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	338,000	0	5,509.	374,600	712,600		Year end	12/23/2021
2021	104	FV	320,100	0	5,509.	374,600	694,700		Year End Roll	12/10/2020
2020	104	FV	320,100	0	5,509.	374,600	694,700	694,700	Year End Roll	12/18/2019
2019	104	FV	291,200	0	5,509.	339,500	630,700	630,700	Year End Roll	1/3/2019
2018	104	FV	291,200	0	5,509.	321,900	613,100	613,100	Year End Roll	12/20/2017
2017	104	FV	272,900	0	5,509.	280,900	553,800	553,800	Year End Roll	1/3/2017
2016	104	FV	272,900	0	5,509.	240,000	512,900	512,900	Year End	1/4/2016
2015	104	FV	227,000	0	5,509.	222,400	449,400	449,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:11:24

LAST REV

Date	Time
04/02/19	14:46:02
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2872

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANFREDONIA GIU	1298-73		4/4/2005	Family	150,000	No	No		
HALPIN ANN E	1159-19		7/23/1996		179,000	No	No		Y

USER DEFINED

Prior Id # 1:	24333
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/23/2009	Measured	163	PATRIOT
3/4/2000	Mailer Sent		
3/2/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5509		Sq. Ft.	Site		0	64.	1.06	3									374,573						374,600	

Total AC/HA:	0.12647	Total SF/SM:	5509	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	374,573	Spl Credit		Total:	374,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.22915053
Const Adj.:	1.01292861
Adj $ / SQ:	186.756
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	489841
Depreciation:	151851
Depreciated Total:	337990

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

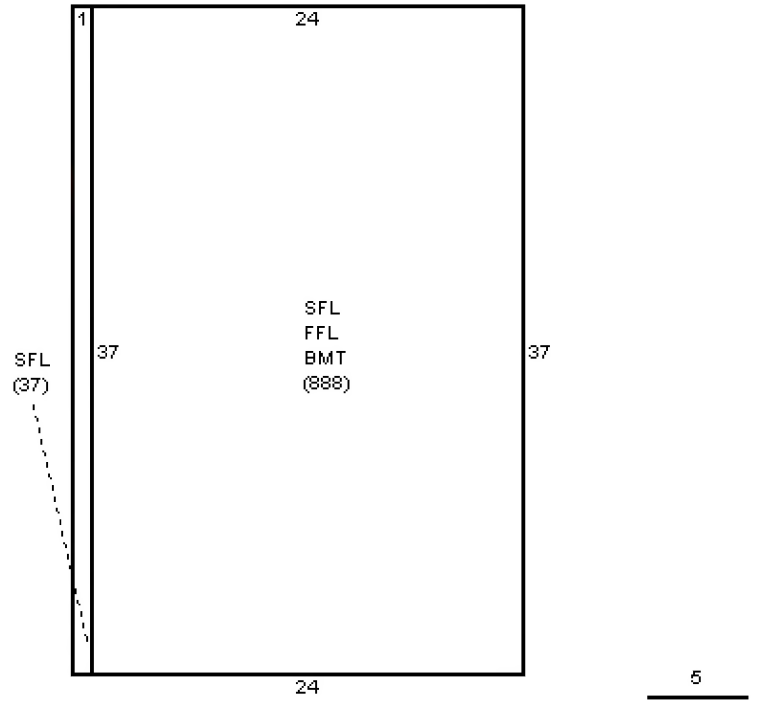
No Unit	RMS	BRS	FL
1	5	2	
1	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	186.76
Special Features:	0	Val/Su Net:	125.14
Final Total:	338000	Val/Su SzAd	186.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	925	186.760	172,750
BMT	Basement	888	56.030	49,752
FFL	First Floor	888	186.760	165,840
	Net Sketched Area:	2,701	Total:	388,342
Size Ad	1813	Gross Area	2701	FinArea 1813

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

035.0-0002-0034.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: